



Seonaid Carr
Senior Planning Officer
Development Management
London Borough of Camden

2014 / 6652 / P

16th October 2014

Dear Ms Carr

48-56 Bayham Place, London NW1 0EU

PRIOR NOTIFICATION OF THE PROPOSED CHANGE OF USE

On behalf of our clients, we enclose a submission seeking notice of prior approval for the conversion of the building at 48-56 Bayham Place, London NW1 0EU from B1a office use to Class C3 residential. This prior notification application is submitted under Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

Paragraph N states that in order to determine if prior approval is required a developer must submit an application to a local authority which should be accompanied by:

- A written description of the proposed development;
- A plan indicating the site and showing the proposed development;
- The developer's contact details;
- The developer's email address if the developer is content to receive communication electronically together with any fee required to be paid.

Please find enclosed the completed form, covering letter which includes a written description of the development, a site location plan, existing and proposed floor plans.

The applicant is Summer Butterfly Ltd. and contact details are C/o Agent at the following address:

Attila Horvath, Concept Studio Apartments, Basement Office, 1 Princes Square, Bayswater W2 4NP.

The fee required for this application is £80 as identified in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 amended 1 October 2013.

Site Description

The site comprises a three storey building off Bayham Street behind Camden High Street. The building is currently in Class B1a office use and is occupied by Anders Electronics.

The site is located within Camden Town Conservation Area. The site has PTAL rating of 6a. It is located 150m from Mornington Crescent tube station and 520m from Camden Town tube station. The nearest bus stop is 50m from the site on Bayham Street.

Proposed Change of Use

The change of use under the General Permitted Development Order will convert the entirety of the building into 29 x studio apartments units. The ground floor residential units have level access onto from a dedicated entrance from Bayham Place. Bayham Place. The residential units on the upper floors will be accessed by a lift and stair core which will be accessible from the dedicated entrance from Bayham Place.

No external alterations to the building are proposed.

Background

This submission follows the prior approval application (ref: 2013/7117/P) which was approved on the 02/01/2014 for a total of 9 units (3 on each floor) with 8-10 bicycle parking spaces.

In approving the application the Council have already confirmed the site is not considered to be no risk of contamination or within a flood risk zone.

A S106 agreement for car free development was signed as part of the application.

Prior Approval

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 states that prior to beginning development, the developer must apply to the local planning authority to establish whether prior approval will be required in relation to:

- Transport and highways impacts of the development;
- Contamination risk on the site; and
- Flooding risks on the site.

The proposal will not have a detrimental impact on the local transport or highways network as no car parking is proposed. Cycle spaces will be provided where possible, in accordance with the Councils requirements. The site is highly accessible, with a PTAL level of 6a and is therefore suitable for car free development. The site is within a Controlled Parking Zone (zone CAF(s)) which restricts parking between 8.30-1800 Monday-Friday, and 09.30-17.30 Saturday-Sunday. It is anticipated that the majority of residents will not own cars; however the applicant is willing to discuss the possibility of entering into a unilateral undertaking with LB Camden to restrict residential parking permits if required.

There is considered to be no risk of contamination as the existing building is to be retained and only alterations are internal. This is consistent with the extant permission on the site.

The site is not within a Flood Risk Zone and there is no risk of flooding.

We trust the enclosed information is sufficient in order to allow this prior notification request to be determined. However, if you would like to discuss this further please do not hesitate to contact Attila Horvath.

Regards

Attila Horvath

Concept Studio Apartments

